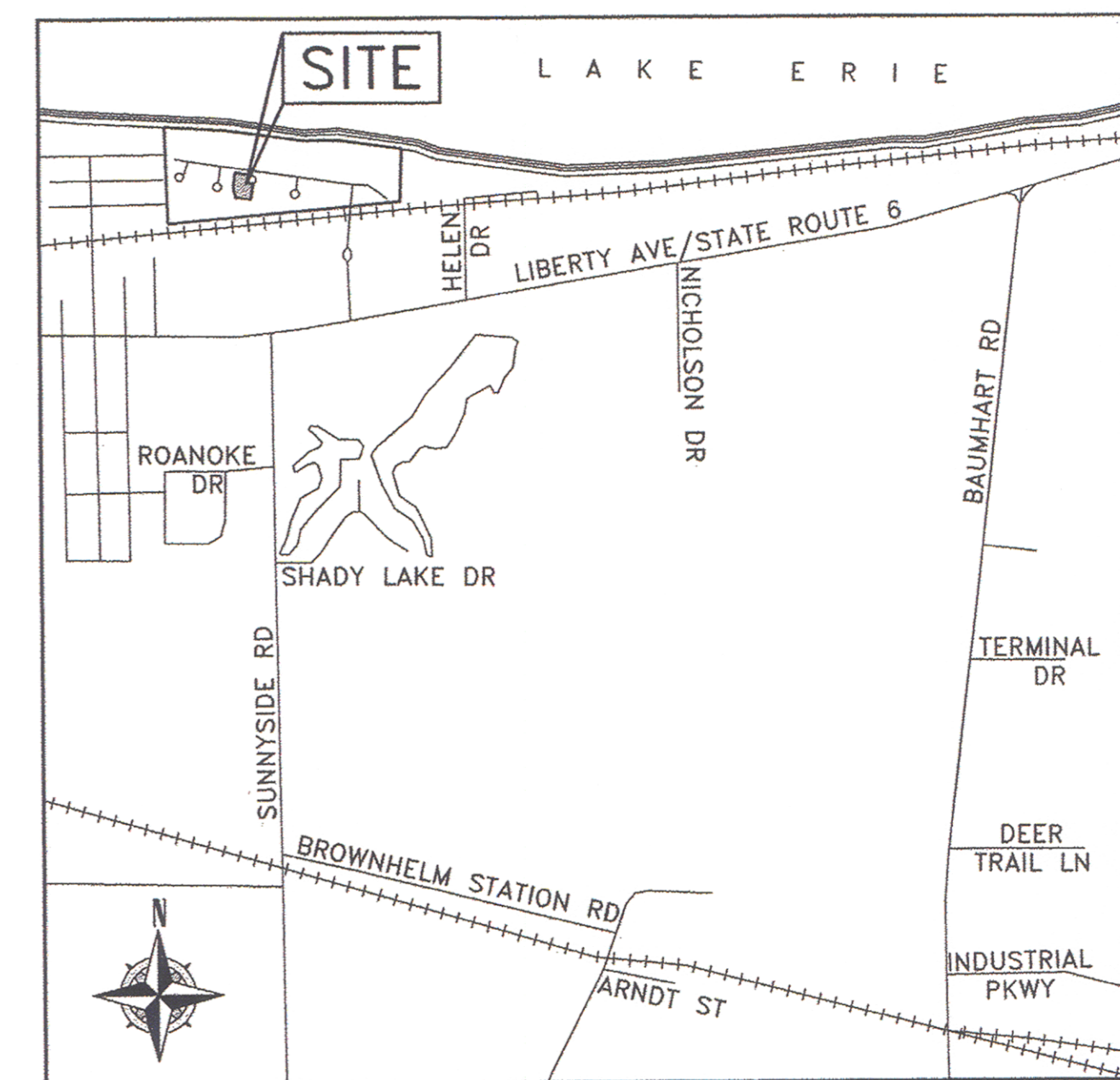
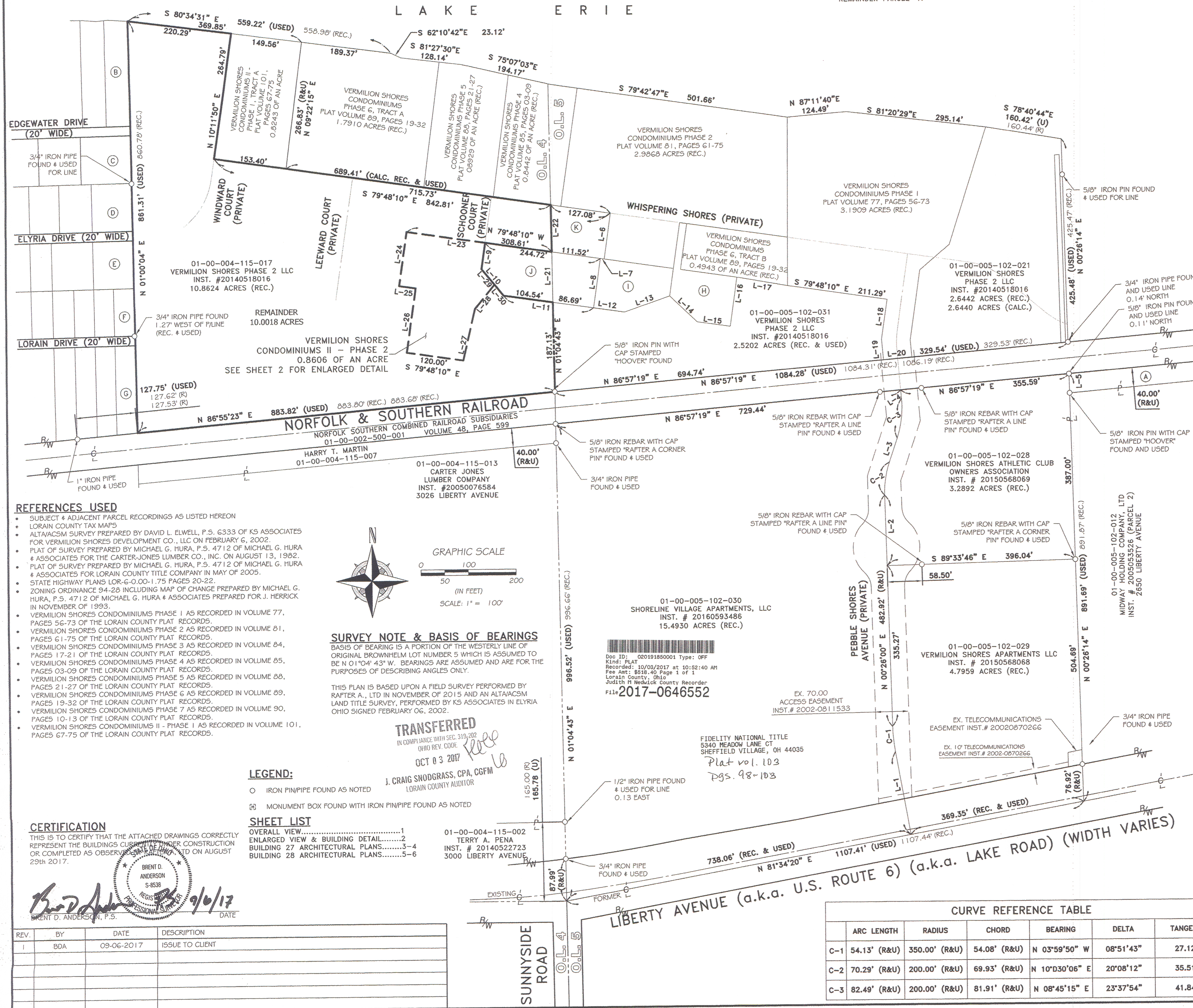


**ACREAGE BREAKDOWN**  
 AUDITORS P.P.N: 01-00-004-115-017 10.8624 ACRES  
 VERMILION SHORES CONDOMINIUMS II - PHASE 2 0.8606 OF AN ACRE (0.L. 4)  
 REMAINDER PARCEL "A" 10.0018 ACRES

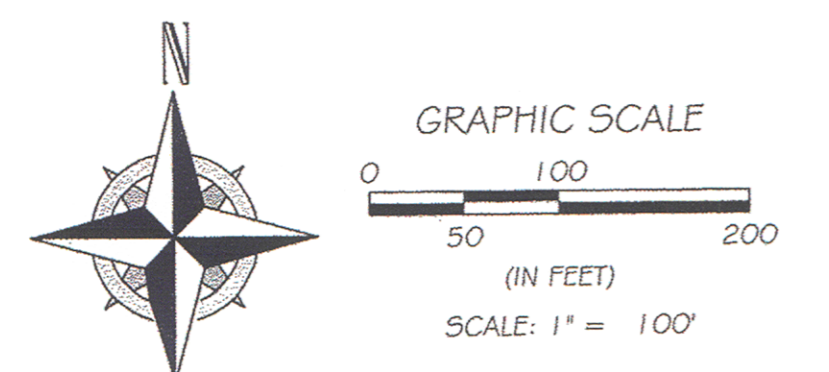
# VERMILION SHORES CONDOMINIUMS II - PHASE 2

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BROWNHelm TOWNSHIP LOT NUMBERS 04.



VICINITY MAP  
 -NOT TO SCALE-

- REFERENCES USED**
- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
  - LORAIN COUNTY TAX MAPS
  - ALTAIACSM SURVEY PREPARED BY DAVID L. ELWELL, P.S. G333 OF KS ASSOCIATES FOR VERMILION SHORES DEVELOPMENT CO., LLC ON FEBRUARY 6, 2002.
  - PLAT OF SURVEY PREPARED BY MICHAEL G. HURA, P.S. 4712 OF MICHAEL G. HURA & ASSOCIATES FOR THE CARTER-JONES LUMBER CO., INC. ON AUGUST 13, 1982.
  - PLAT OF SURVEY PREPARED BY MICHAEL G. HURA, P.S. 4712 OF MICHAEL G. HURA & ASSOCIATES FOR LORAIN COUNTY TITLE COMPANY IN MAY OF 2005.
  - STATE HIGHWAY PLANS LOR-6-0.00-1.75 PAGES 20-22.
  - ZONING ORDINANCE 94-28 INCLUDING MAP OF CHANGE PREPARED BY MICHAEL G. HURA, P.S. 4712 OF MICHAEL G. HURA & ASSOCIATES PREPARED FOR J. HERRICK IN NOVEMBER OF 1993.
  - VERMILION SHORES CONDOMINIUMS PHASE 1 AS RECORDED IN VOLUME 77, PAGES 56-73 OF THE LORAIN COUNTY PLAT RECORDS.
  - VERMILION SHORES CONDOMINIUMS PHASE 2 AS RECORDED IN VOLUME 81, PAGES 61-75 OF THE LORAIN COUNTY PLAT RECORDS.
  - VERMILION SHORES CONDOMINIUMS PHASE 3 AS RECORDED IN VOLUME 84, PAGES 17-21 OF THE LORAIN COUNTY PLAT RECORDS.
  - VERMILION SHORES CONDOMINIUMS PHASE 4 AS RECORDED IN VOLUME 85, PAGES 03-09 OF THE LORAIN COUNTY PLAT RECORDS.
  - VERMILION SHORES CONDOMINIUMS PHASE 5 AS RECORDED IN VOLUME 88, PAGES 21-27 OF THE LORAIN COUNTY PLAT RECORDS.
  - VERMILION SHORES CONDOMINIUMS PHASE 6 AS RECORDED IN VOLUME 89, PAGES 19-32 OF THE LORAIN COUNTY PLAT RECORDS.
  - VERMILION SHORES CONDOMINIUMS PHASE 7 AS RECORDED IN VOLUME 90, PAGES 10-13 OF THE LORAIN COUNTY PLAT RECORDS.
  - VERMILION SHORES CONDOMINIUMS II - PHASE 1 AS RECORDED IN VOLUME 101, PAGES 67-75 OF THE LORAIN COUNTY PLAT RECORDS.



**SURVEY NOTE & BASIS OF BEARINGS**  
 BASIS OF BEARING IS A PORTION OF THE WESTERLY LINE OF ORIGINAL BROWNHelm LOT NUMBER 5 WHICH IS ASSUMED TO BE N 01°04'43" W. BEARINGS ARE ASSUMED AND ARE FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN NOVEMBER OF 2015 AND AN ALTAIACSM LAND TITLE SURVEY, PERFORMED BY KS ASSOCIATES IN ELYRIA OHIO SIGNED FEBRUARY 06, 2002.

**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 319.02 OF OHIO REV. CODE  
 OCT 03 2017  
 J. CRAIG SNODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR

**LEGEND:**

- IRON PIPE FOUND AS NOTED
- ⊗ MONUMENT BOX FOUND WITH IRON PIPE FOUND AS NOTED

**CERTIFICATION**  
 THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS CURRENTLY UNDER CONSTRUCTION OR COMPLETED AS OBSERVED AND MEASURED ON AUGUST 29th 2017.

BRENT D. ANDERSON  
 S-8538  
 9/6/17  
 DATE

REV.	BY	DATE	DESCRIPTION
1	BDA	09-06-2017	ISSUE TO CLIENT

01-00-004-115-002  
 TERRY A. PENA  
 INST. # 2014052723  
 3000 LIBERTY AVENUE

01-00-005-102-030  
 SHORELINE VILLAGE APARTMENTS, LLC  
 INST. # 20160593486  
 15.4930 ACRES (REC.)

FIDELITY NATIONAL TITLE  
 5340 MEADOW LANE CT  
 SHEFFIELD VILLAGE, OH 44035  
 Plat vol. 103  
 Pgs. 98-103

EX. 70.00 ACCESS EASEMENT  
 INST. # 2002-0811533

EX. TELECOMMUNICATIONS EASEMENT INST. # 20020870266

EX. 10' TELECOMMUNICATIONS EASEMENT INST. # 2002-0870266

SUNNYSIDE ROAD

LIBERTY AVENUE (a.k.a. U.S. ROUTE 6) (a.k.a. LAKE ROAD) (WIDTH VARIES)

LINE	DESCRIPTION	ACREAGE
A	01-00-005-102-011 MIDWAY HOLDING COMPANY, LTD INST. # 2005053526 INSU.(PARCEL 1)	2.6442 ACRES (REC.)
B	01-00-004-102-016 MICHAEL R. GETTENS INST. # 20040998038	2.6440 ACRES (CALC.)
C	01-00-004-104-038 CARL JASKIEWICZ INST. # 20130468327	2.5202 ACRES (REC. & USED)
D	01-00-004-104-035 LARRY JAMES JR. WHITE O.R. VOLUME 1385, PAGE 422	2.5202 ACRES (REC. & USED)
E	01-00-004-106-014 MICHAEL R. & KATHY BERCHIN O.R. VOLUME 525, PAGE 788	2.6440 ACRES (CALC.)
F	01-00-004-106-027 SCHWINGER PROPERTIES, LLC INST. # 20130477562	2.6440 ACRES (CALC.)
G	01-00-004-108-023 GEORGE H. SCHNEIDER O.R. VOLUME 588, PAGE 287	2.6440 ACRES (CALC.)
H	VERMILION SHORES CONDOMINIUMS PHASE 3 PLAT VOLUME 84, PAGES 17-21 0.3198 OF AN ACRE (REC.)	0.3198 OF AN ACRE (REC.)
I	VERMILION SHORES CONDOMINIUMS PHASE 7 PLAT VOLUME 90, PAGES 10-13 0.3223 OF AN ACRE (REC.)	0.3223 OF AN ACRE (REC.)
J	VERMILION SHORES CONDOMINIUMS II - PHASE 1 TRACT B PLAT VOLUME 101, PAGES 67-75 0.5538 OF AN ACRE (REC.)	0.5538 OF AN ACRE (REC.)
K	01-00-005-102-032 VERMILION SHORES PHASE 2 LLC INST. # 20140518016 0.2655 OF AN ACRE	0.2655 OF AN ACRE

**LINE REFERENCE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	174.51' (R&U)	N 08°25'40" W	L-11	191.23'	S 79°56'09" E
L-2	147.65'	N 00°26'00" E	L-12	65.60' (R&U)	N 79°45'03" W
L-3	52.78' (R&U)	N 20°34'12" E	L-13	100.77' (R&U)	N 73°05'26" E
L-4	18.34'	N 03°03'42" W	L-14	79.41' (R&U)	S 44°46'26" E
L-5	40.07' (R&U)	N 00°26'14" E	L-15	70.00' (R&U)	S 79°50'03" E
L-6	96.94' (R&U)	N 10°11'50" E	L-16	103.39' (R&U)	N 10°09'57" E
L-7	8.18' (R&U)	S 79°49'36" E	L-17	107.83' (R&U)	S 78°06'52" E
L-8	103.58' (R&U)	N 10°11'50" E	L-18	84.35' (R&U)	N 10°11'50" E
L-9	55.73'	N 10°11'50" E	L-19	43.15' (R&U)	S 03°03'30" E
L-10	72.07'	S 37°43'22" E	L-20	60.00' (R&U)	N 86°57'19" E

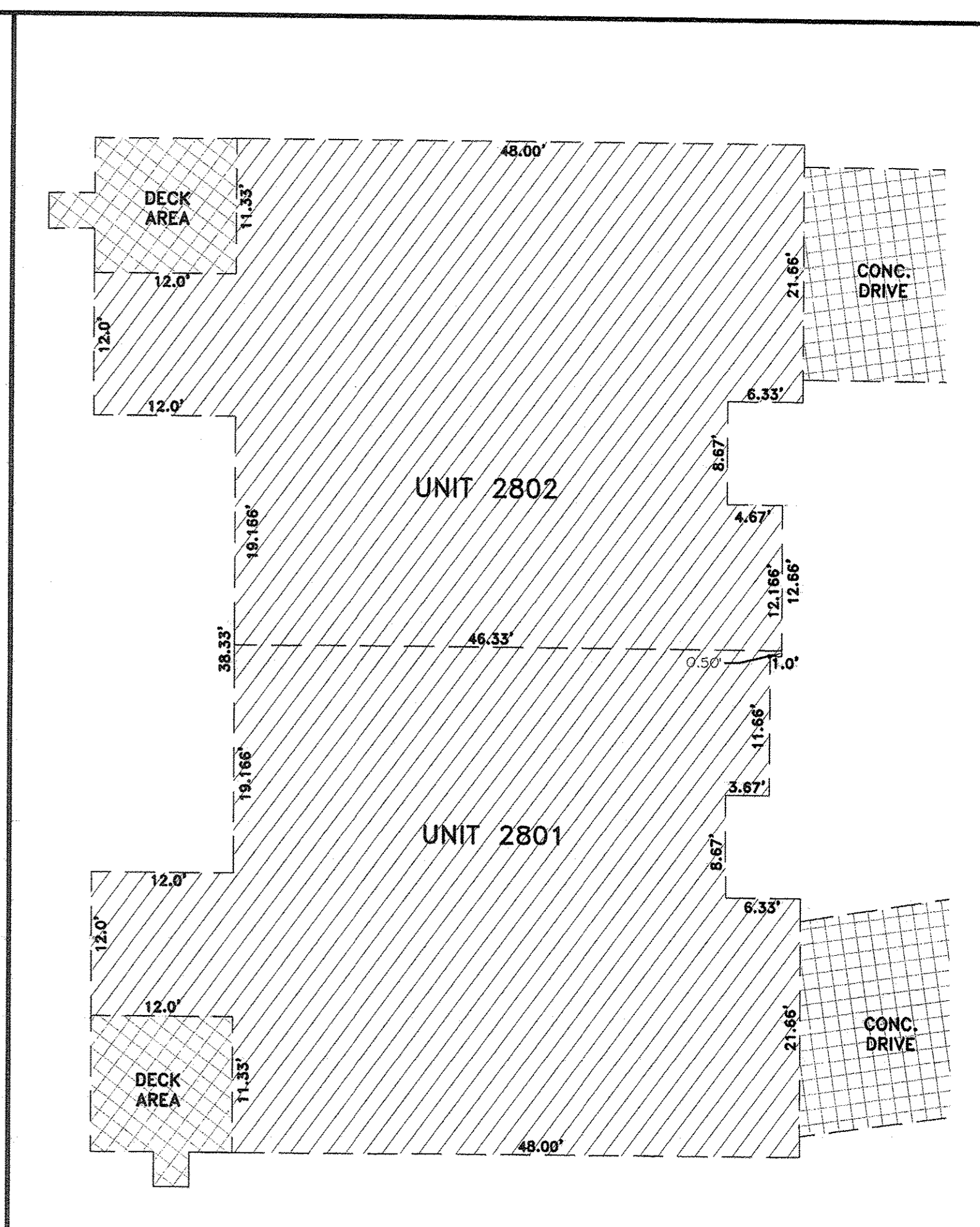
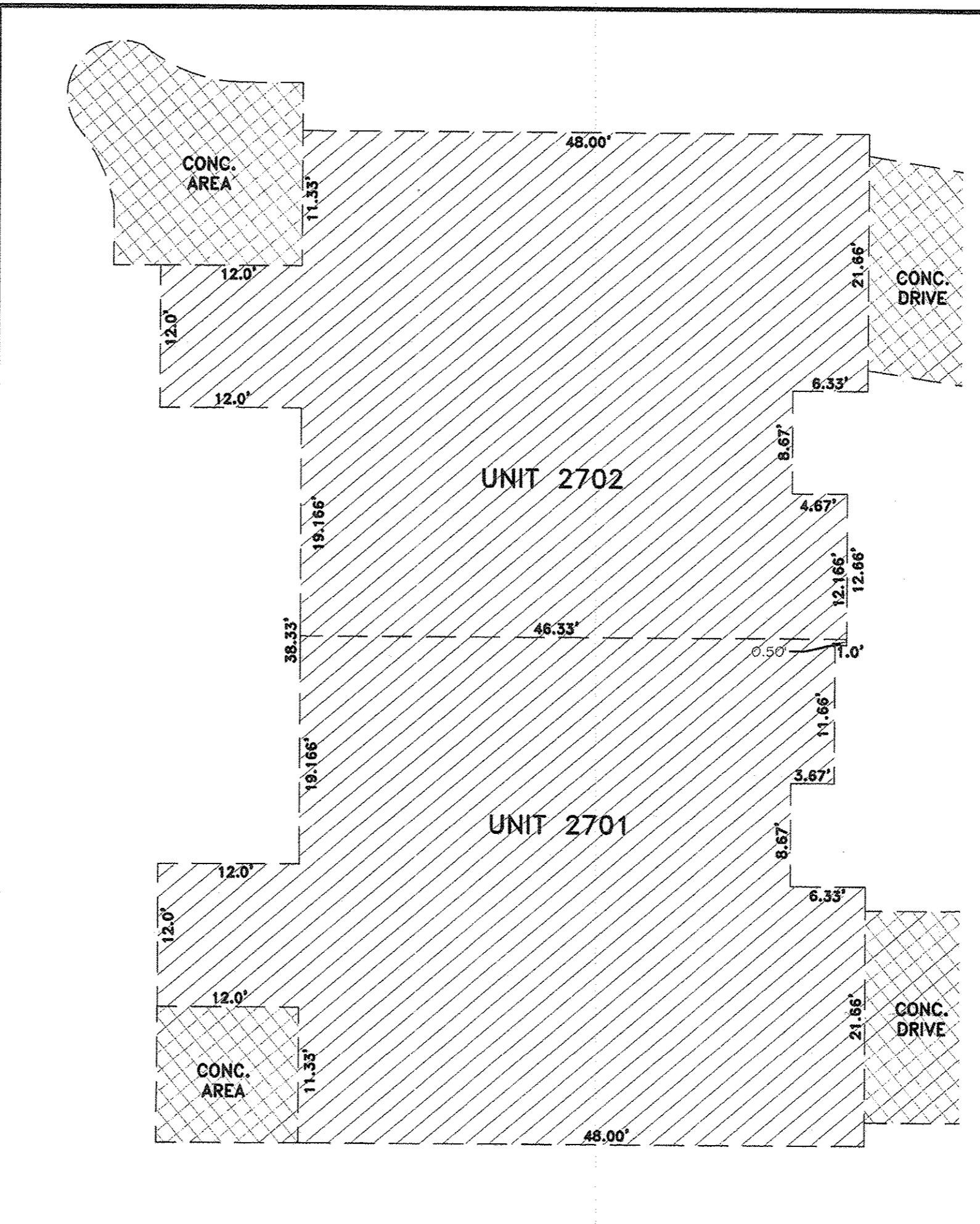
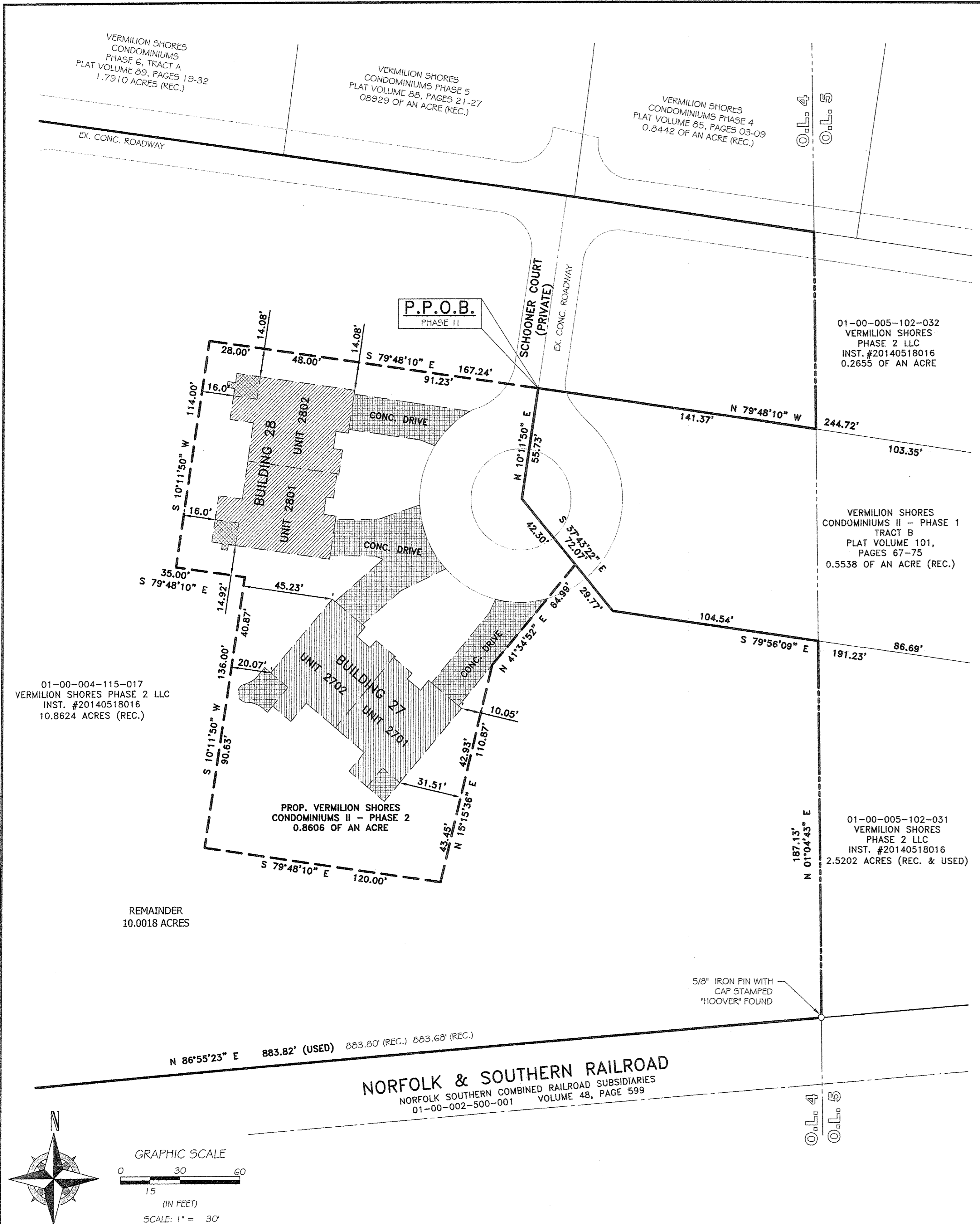
**CURVE REFERENCE TABLE**

ARC	ARC LENGTH	RADIUS	CHORD	BEARING	DELTA	TANGENT
C-1	54.13' (R&U)	350.00' (R&U)	54.08' (R&U)	N 03°59'50" W	08°51'43"	27.12'
C-2	70.29' (R&U)	200.00' (R&U)	69.93' (R&U)	N 10°03'06" E	20°08'12"	35.51'
C-3	82.49' (R&U)	200.00' (R&U)	81.91' (R&U)	N 08°45'15" E	23°37'54"	41.84'

VERMILION SHORES CONDOMINIUMS II - PHASE 2 OVERALL VIEW  
 SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BROWNHelm TOWNSHIP LOT NUMBER 04  
 VERMILION SHORES PHASE 2, LLC  
 4835 MUNSON STREET NW  
 CANTON, OHIO 44718

**RAFTER A, LTD**  
 LAND SURVEYING & ENGINEERING  
 Office: 440-458-6294  
 Fax: 440-458-4483  
 www.RafterA.com  
 10980 LaGrange Road  
 Elyria, Ohio 44035

DRAWN BY: BDA  
 CHECKED BY: RAF  
 JOB NO: 1236F-17  
 SHEET 1 of 6



**BUILDING 27 DETAILS**  
SCALE: 1" = 10'

**BUILDING 28 DETAILS**  
SCALE: 1" = 10'

- LEGEND**
- BUILDING UNIT
  - LIMITED COMMON AREA
  - COMMON AREA

**CERTIFICATION**  
THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS CURRENTLY UNDER CONSTRUCTION OR COMPLETED AS OBSERVED BY RAFTER A, LTD ON AUGUST 29th 2017.

*Brent D. Anderson*  
BRENT D. ANDERSON, P.S.  
REGISTERED PROFESSIONAL SURVEYOR  
9/29/2017  
DATE

- NOTES**
1. ALL BUILDING ANGLES ARE 90° OR 45° UNLESS NOTED OTHERWISE.
  2. COMMON AREA AND LIMITED COMMON AREAS ARE AS DEFINED IN EXHIBIT 'B' OF THE DECLARATION.
  3. DIMENSIONS SHOWN ARE FROM THE BUILDING PERPENDICULAR TO THE BOUNDARY LINES UNLESS NOTED OTHERWISE.

**UNDERGROUND UTILITIES**  
TWO WORKING DAYS BEFORE YOU DIG  
CALL 1-800-362-2764 (TOLL FREE)  
OHIO UTILITIES PROTECTION SERVICE  
NON-MEMBERS MUST BE CALLED DIRECTLY  
CALL 1-800-925-0988 (TOLL FREE)  
OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE

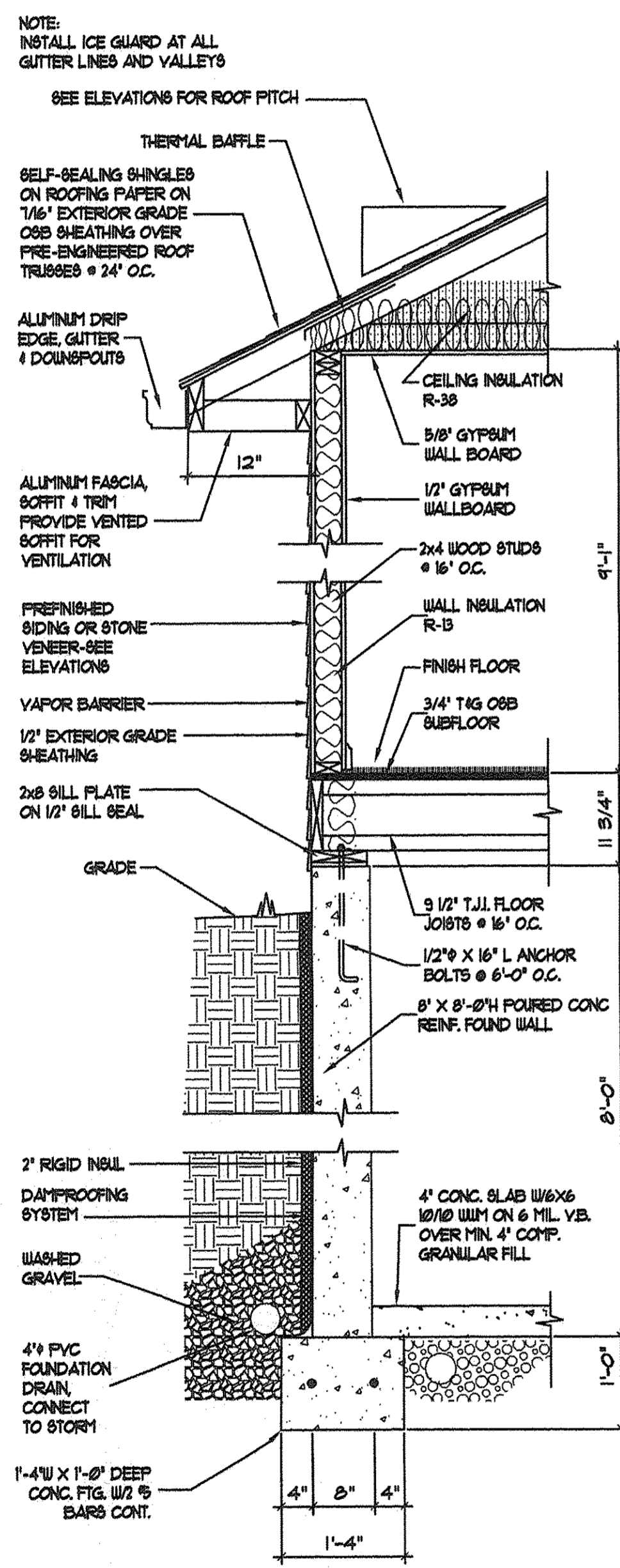
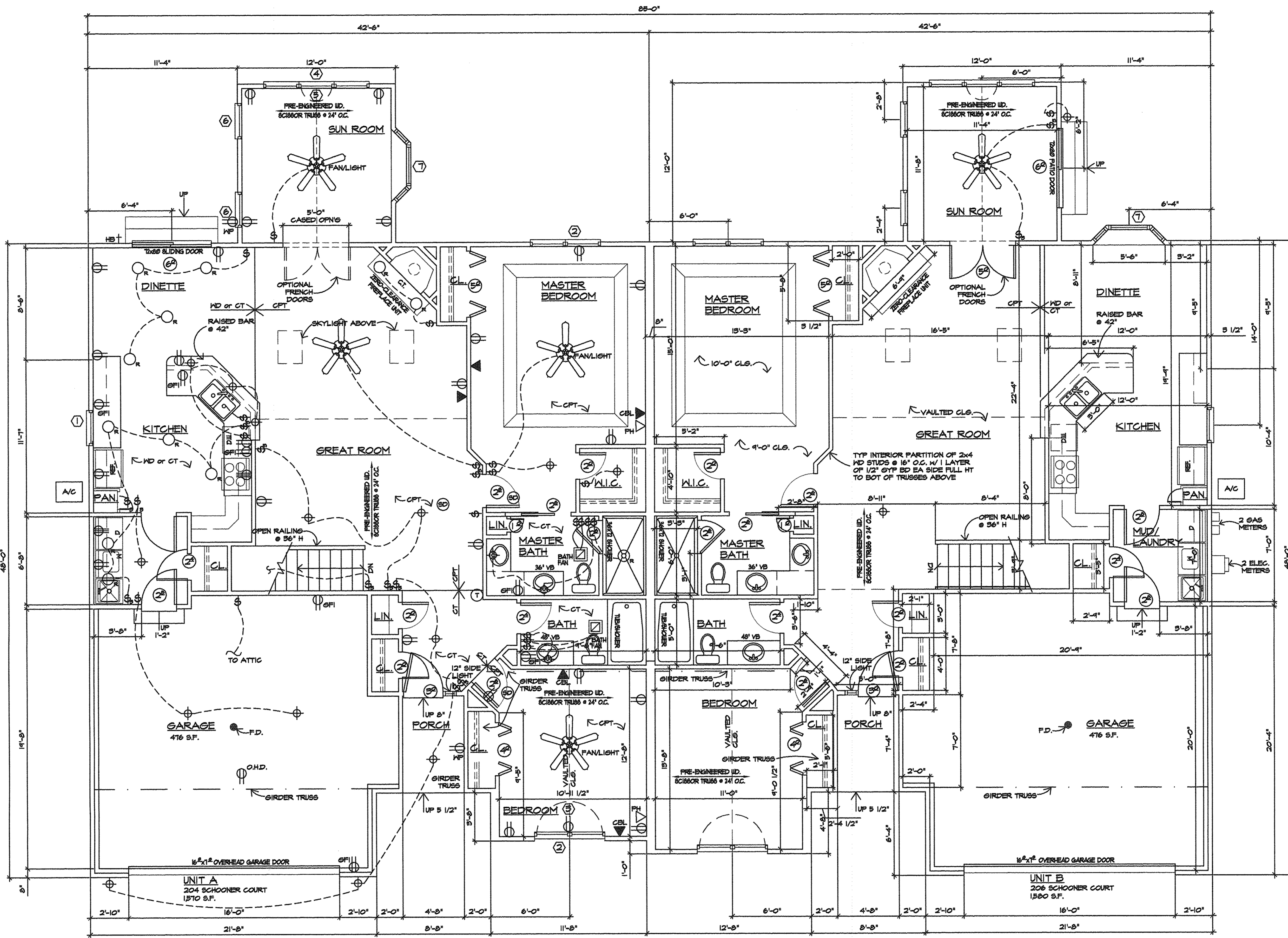
REV.	BY	DATE	DESCRIPTION
1	BDA	09-06-2017	ISSUE TO CLIENT
2	BDA	09-29-2017	REVISED TO ADD INTERIOR DIMS TO UNITS

**VERMILION SHORES CONDOMINIUMS II - PHASE 2 ENLARGED VIEW & BUILDING DETAIL**  
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 04.  
VERMILION SHORES PHASE 2, LLC  
4835 MUNSON STREET NW  
CANTON, OHIO 44718

**RAFTER A, LTD**  
LAND SURVEYING & ENGINEERING  
Office: 440-458-6294  
Fax: 440-458-4483  
www.RafterA.com  
10980 LaGrange Road  
Elyria, Ohio 44035

DRAWN BY: BDA  
JOB No: 1236F-17

CHECKED BY: RAF  
SHEET 2 of 6



**WALL SECTION**  
SCALE: 3/4" = 1'-0"

WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPENING (WxD)	CLEAR AREA REQUIRED	CLEAR AREA PROVIDED	EGRESS REQUIREMENTS	NOTES
1	30210 NARROWLINE DOUBLE HING	3'-2 1/8" x 3'-1 1/4"				
2	2046-2 TWIN NARROWLINE DOUBLE HING	5'-7 1/8" x 4'-9 1/4"	5.0 SQ. FT.	5.24 SQ. FT.	20" x 24"	30 1/16" x 24 9/16"
3	CTN-3 NARROWLINE CIRCLE TOP	5'-7 1/8" x 3'-0 1/2"				
4	2046-3 TRIPLE NARROWLINE DOUBLE HING	8'-5 1/2" x 4'-9 1/4"				
5	CTN09 NARROWLINE CIRCLE TOP	2'-10 1/8" x 1'-3 3/4"				
6	2046 NARROWLINE DOUBLE HING	2'-10 1/8" x 4'-9 1/4"				
7	90-C49-20 ANDERSEN CASEMENT 50" BAY	5'-10" x 4'-6 1/16"				

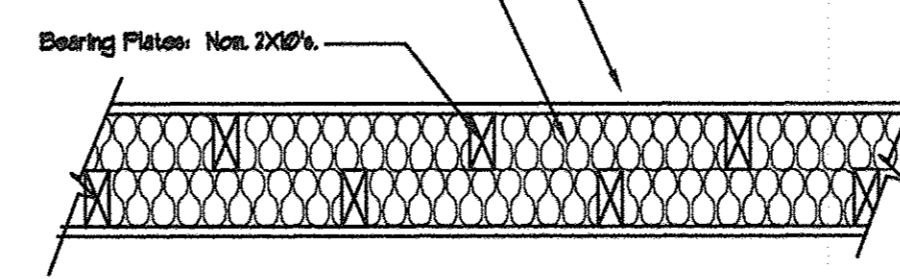
NOTES:  
1. 44" MAX. BILL HEIGHT  
2. AT 8' IN ROOM

I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.

*Mark W. Ruby*  
Mark W. Ruby, Architect #9199

ILL. Design No. 10025. One layer 5/8" class X gypsum board applied vertically to 2x4 studs @ 16" O.C. attached to studs with 63 galls @ 1 ft. O.C. Wall assembly to extend from top of conc. wall to the underside of the roof sheathing.

Insulation - Bound batts Min. 1" thick, min 25 per unfaced mineral fiber insulation, pressure fit in the wall cavity between studs and plates.



**TENANT SEPARATION WALL**  
SCALE: 1/2" = 1'-0"

**NOTES**

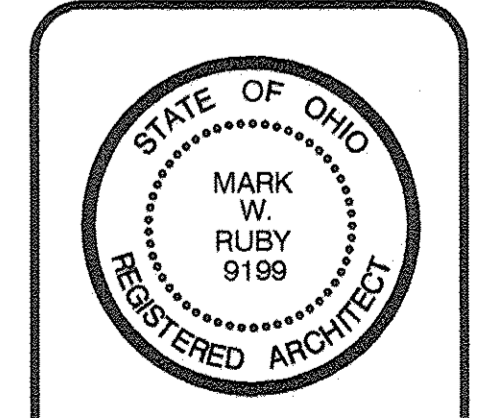
- Dimensions are rough frame dimensions:  
3 1/2" interior walls  
4" exterior walls  
(unless noted otherwise)
- All points of egress shall be equipped with stairways, handrails and guardrails (if required) which meet requirements of OBOA Residential Building Code Sections 314 and 315.
- All interior headers shall be (2) 2x4's unless noted otherwise on the plans. All exterior headers shall be (2) 2x2's unless noted otherwise on the plans.
- All exhaust fans shall be vented to the exterior.
- All smoke detectors shall be electric with battery backup and shall be interconnected with one another per OBOA Residential Building Code Section 316.

**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

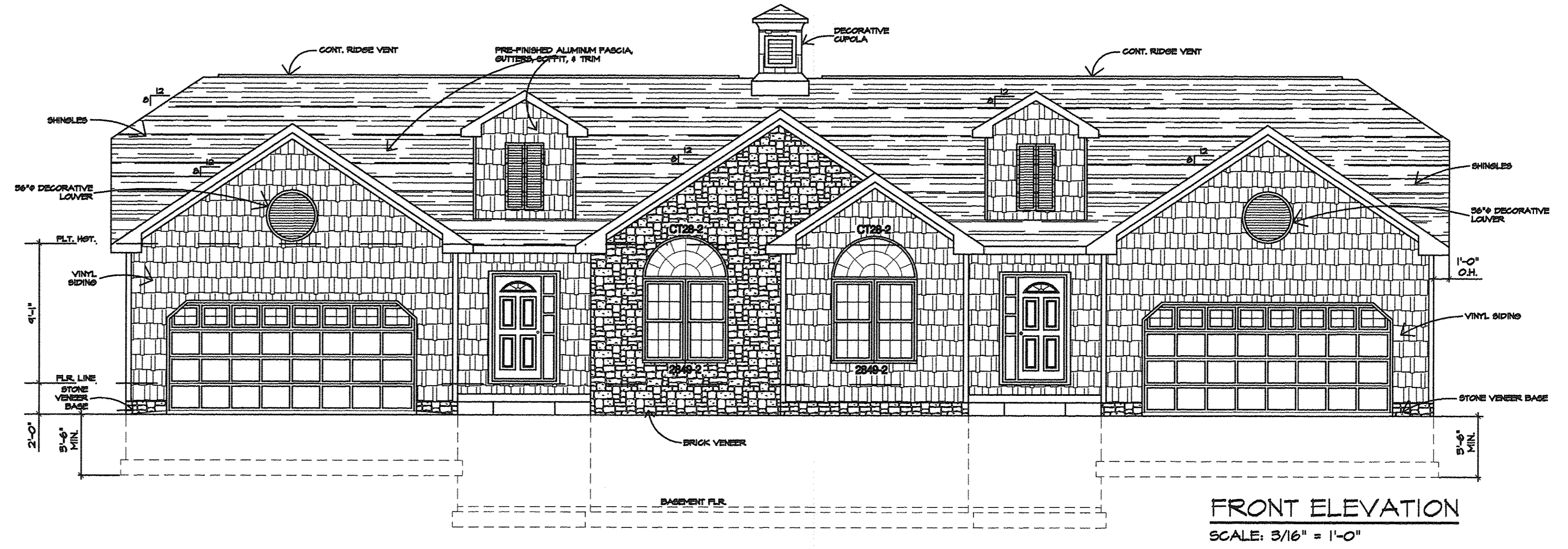
REVISIONS	BY

**MARK W. RUBY**  
ARCHITECT  
189 N. LEAVITT RD SUITE 201  
AMHERST, OH. 44001  
(440) 886-2691

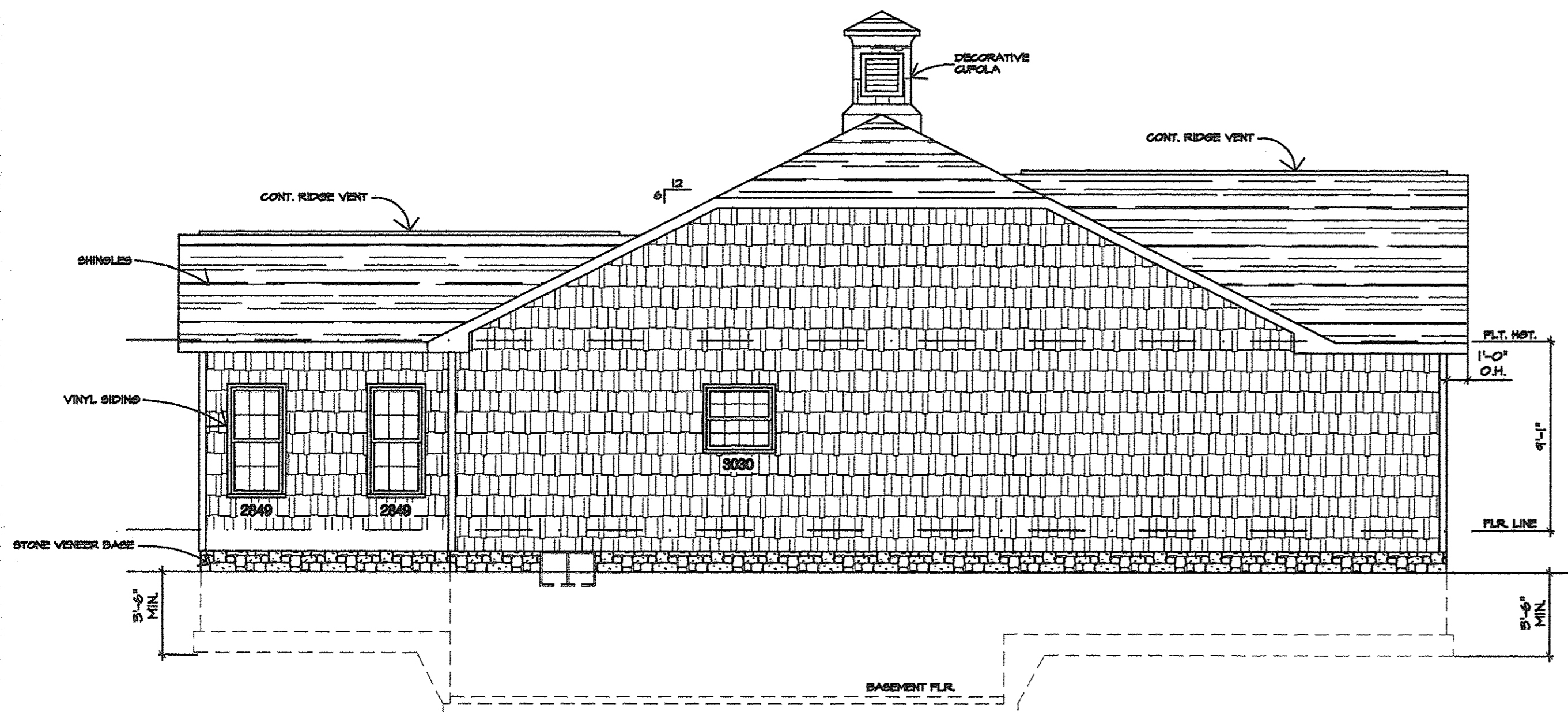
**VERMILION SHORES CONDOMINIUMS II - PHASE 2**  
204/206 SCHOONER COURT  
VERMILION, OHIO



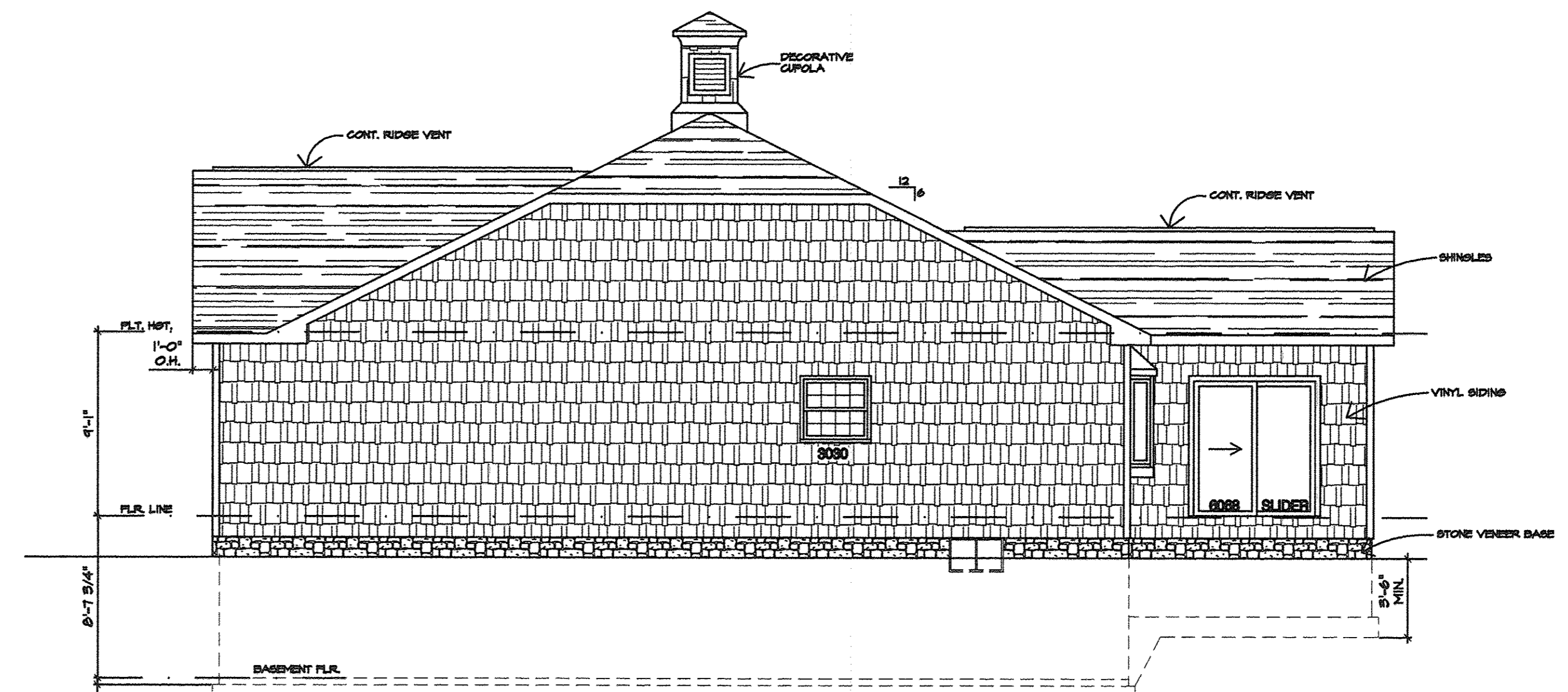
DATE 9/8/17  
PROJ. 1703  
SHEET



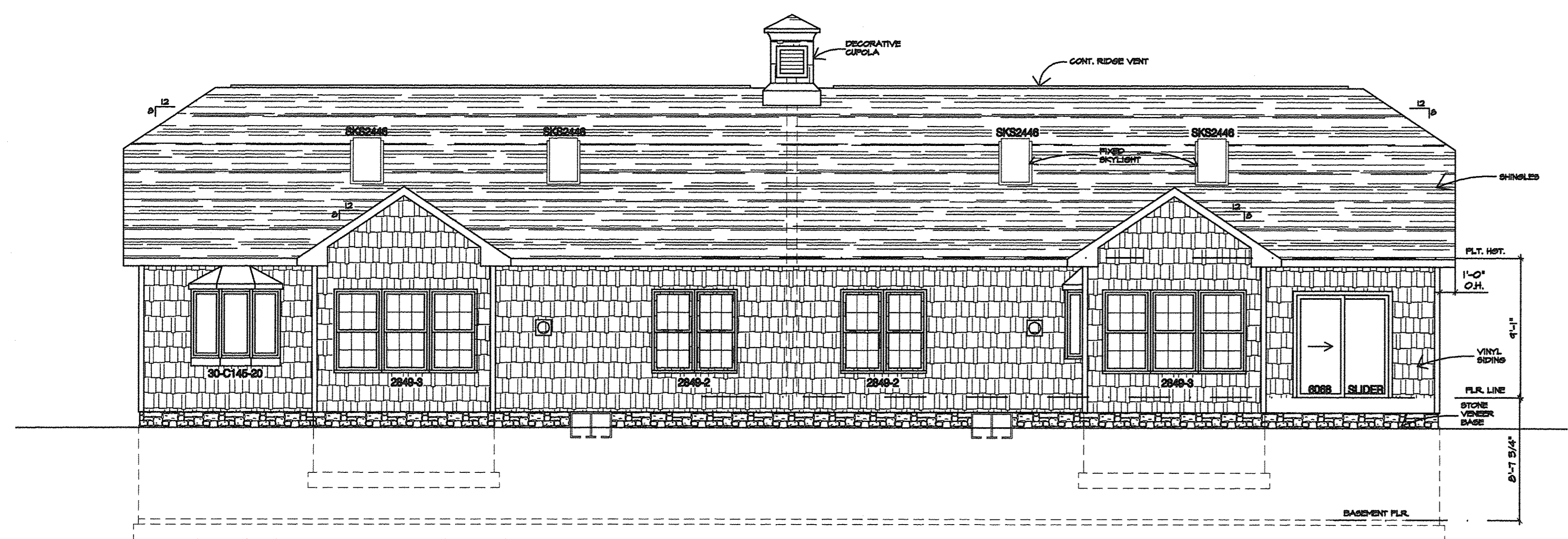
**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



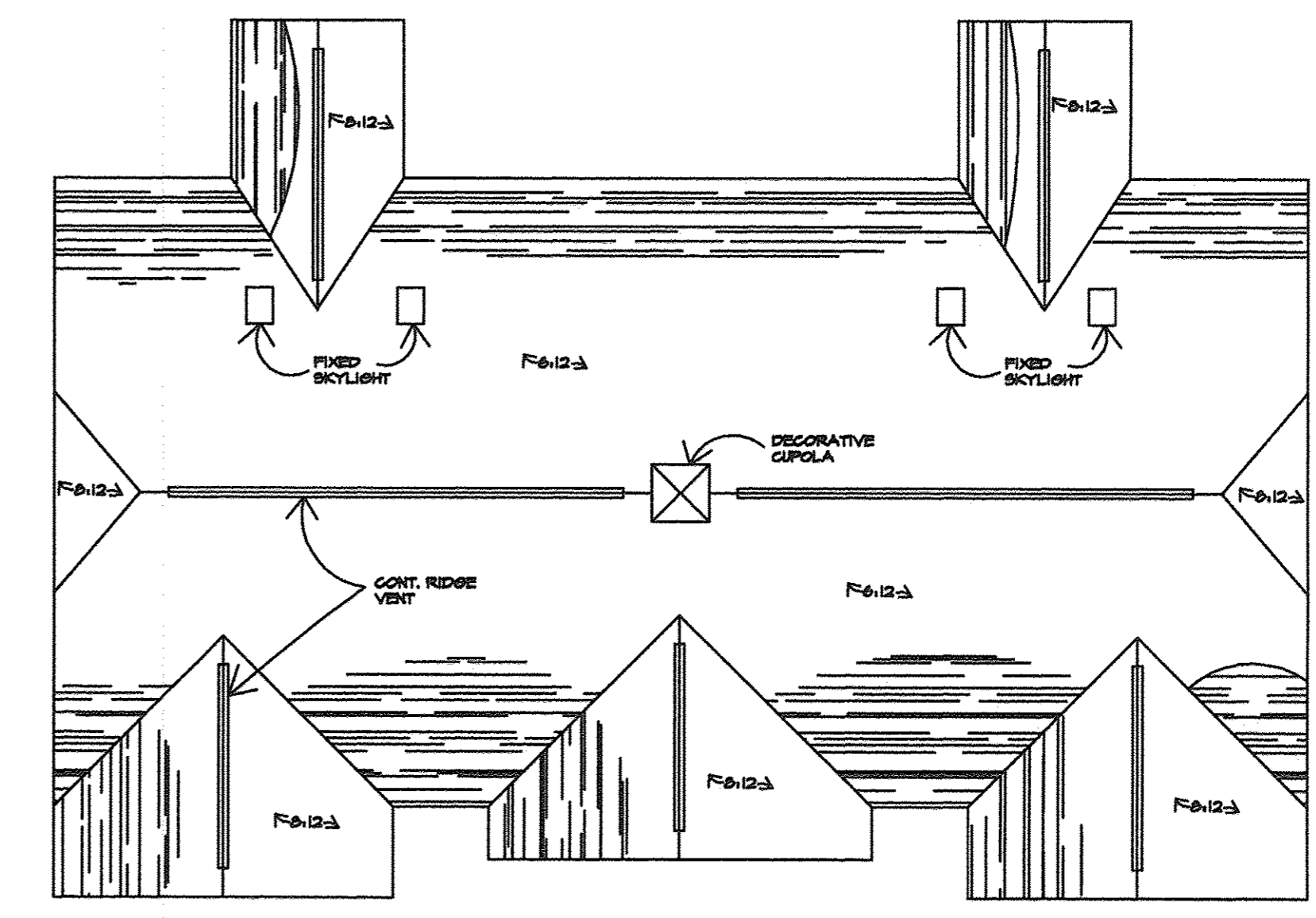
**LEFT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"



NOTE: 1'-0" O.H. THROUGHOUT

**ROOF PLAN**  
SCALE: N.T.S.

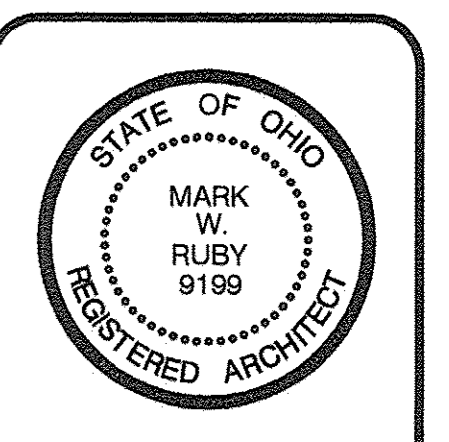
I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.

*Mark W. Ruby*  
Mark W. Ruby, Architect #1199

REVISIONS	BY

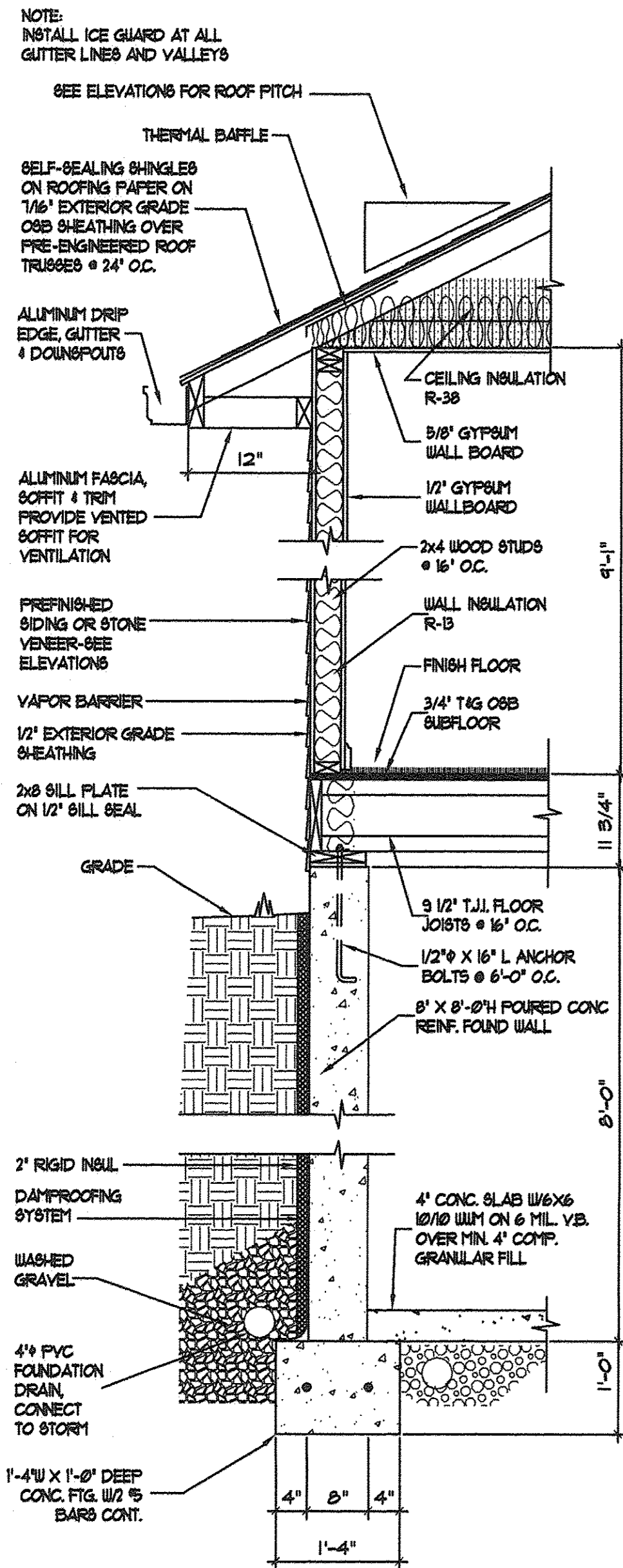
**MARK W. RUBY**  
ARCHITECT  
199 N. LEAVITT RD SUITE 201  
AMHERST, OH 44001  
(440) 886-2081

BUILDING 27  
**VERMILION SHORES CONDOMINIUMS II - PHASE 2**  
204/206 SCHOONER COURT  
VERMILION, OHIO



DATE 9/8/17  
PROJ. 1703  
SHEET

**4 OF 6**



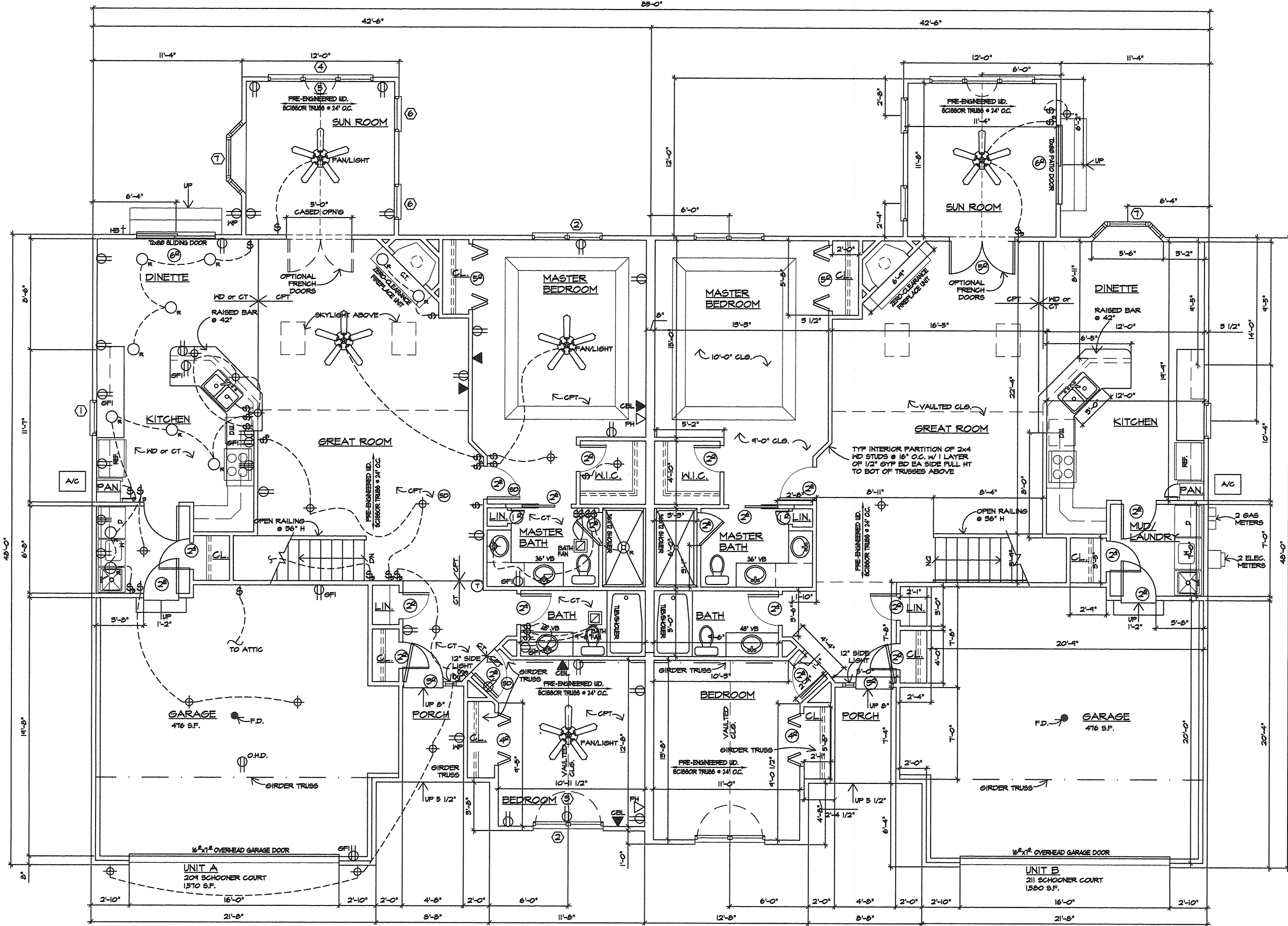
**WALL SECTION**  
SCALE: 3/4" = 1'-0"

WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPENING (WxH)	CLEAR AREA REQUIRED	CLEAR AREA PROVIDED	CLEAR OPENING REQUIRED	CLEAR OPENING PROVIDED
1	3022B NARRROWLINE DOUBLE HING	3'-2 1/8" x 3'-1 1/4"				
2	2846-3 TWIN NARRROWLINE DOUBLE HING	5'-1 1/8" x 4'-9 1/4"	52 SQ. FT.	524 SQ. FT.	20' x 24'	30 1/16" x 24 9/16"
3	CTN-2 NARRROWLINE CIRCLE TOP	5'-1 1/8" x 3'-0 1/2"				
4	2846-3 TRIPLE NARRROWLINE DOUBLE HING	8'-5 1/2" x 4'-9 1/4"				
5	CTN2B NARRROWLINE CIRCLE TOP	2'-10 1/8" x 1'-3 3/4"				
6	2846 NARRROWLINE DOUBLE HING	2'-10 1/8" x 4'-9 1/4"				
7	50-C165-20 ANDERSEN CASEMENT 50" BAY	5'-10" x 4'-6 13/16"				

NOTES:  
1. 44" MAX. SILL HEIGHT  
2. AT SUN ROOM

I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.

*Mark W. Ruby*  
Mark W. Ruby, Architect #19199

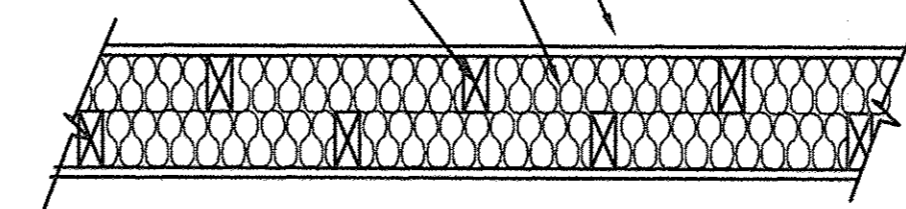


**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

ILL. Design No. 11225. One layer 5/8" clear X gypsum board applied vertically to 2x4 studs @ 16" O.C. attached to studs with dry nails @ 1 1/2" O.C. Wall assembly to extend from top of conc. sill to the underside of the roof sheathing.

Insulation - Sound batts 1 1/2" in thick, min 23pcf unfaced mineral fiber insulation, pressure fit in the wall cavity between studs and plates.

Bearing Plates: Non 2x6's.



**TENANT SEPARATION WALL**  
SCALE: 1/2" = 1'-0"

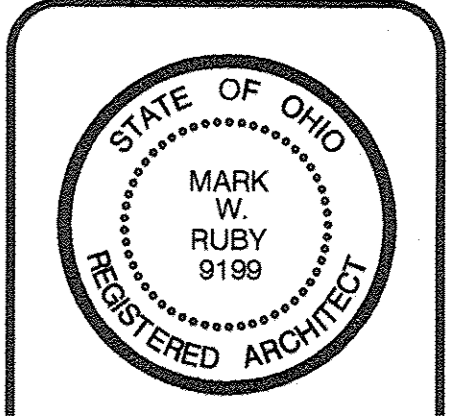
**NOTES**

- Dimensions are rough frame dimensions:  
3 1/2" interior walls  
4" exterior walls  
(unless noted otherwise)
- All points of egress shall be equipped with stairways, handrails and guardrails (if required) which meet requirements of OBOA Residential Building Code Sections 314 and 315.
- All interior headers shall be (2) 2x4's unless noted otherwise on the plans. All exterior headers shall be (2) 2x2's unless noted otherwise on the plans.
- All exhaust fans shall be vented to the exterior.
- All smoke detectors shall be electric with battery backup and shall be interconnected with one another per OBOA Residential Building Code Section 316.

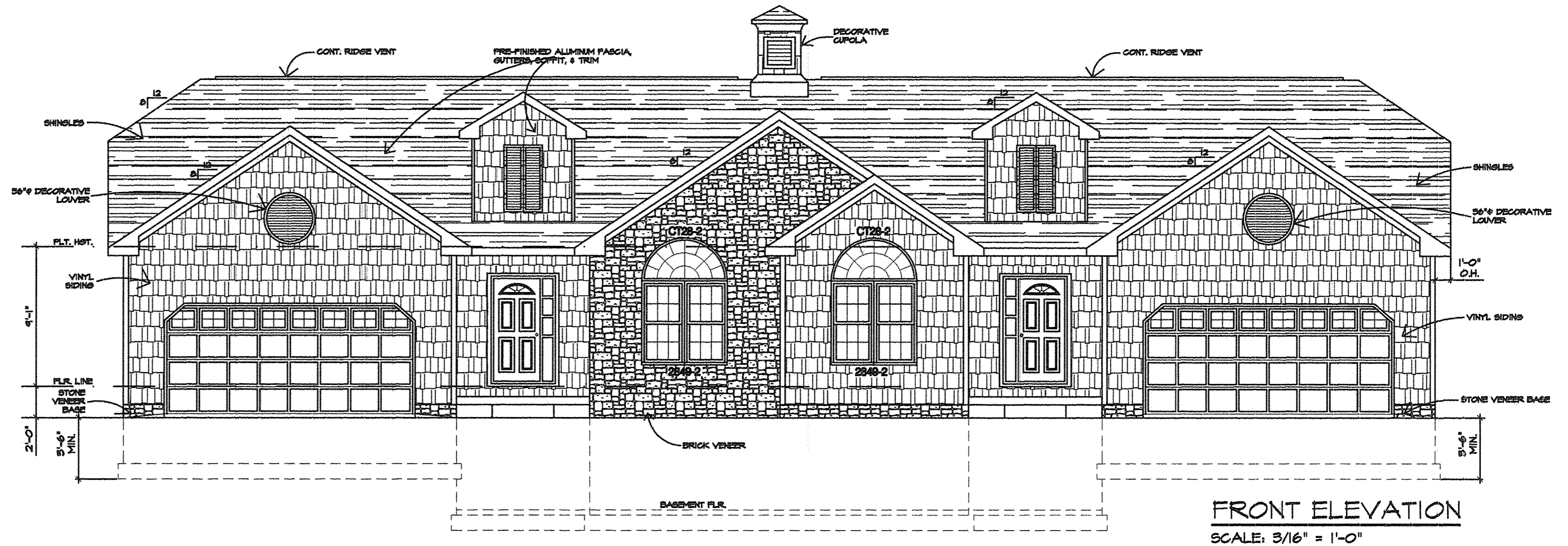
REVISIONS	BY

**MARK W. RUBY**  
ARCHITECT  
199 N. LEAVITT RD SUITE 201  
AMHERST, OH. 44001  
(440) 986-2091

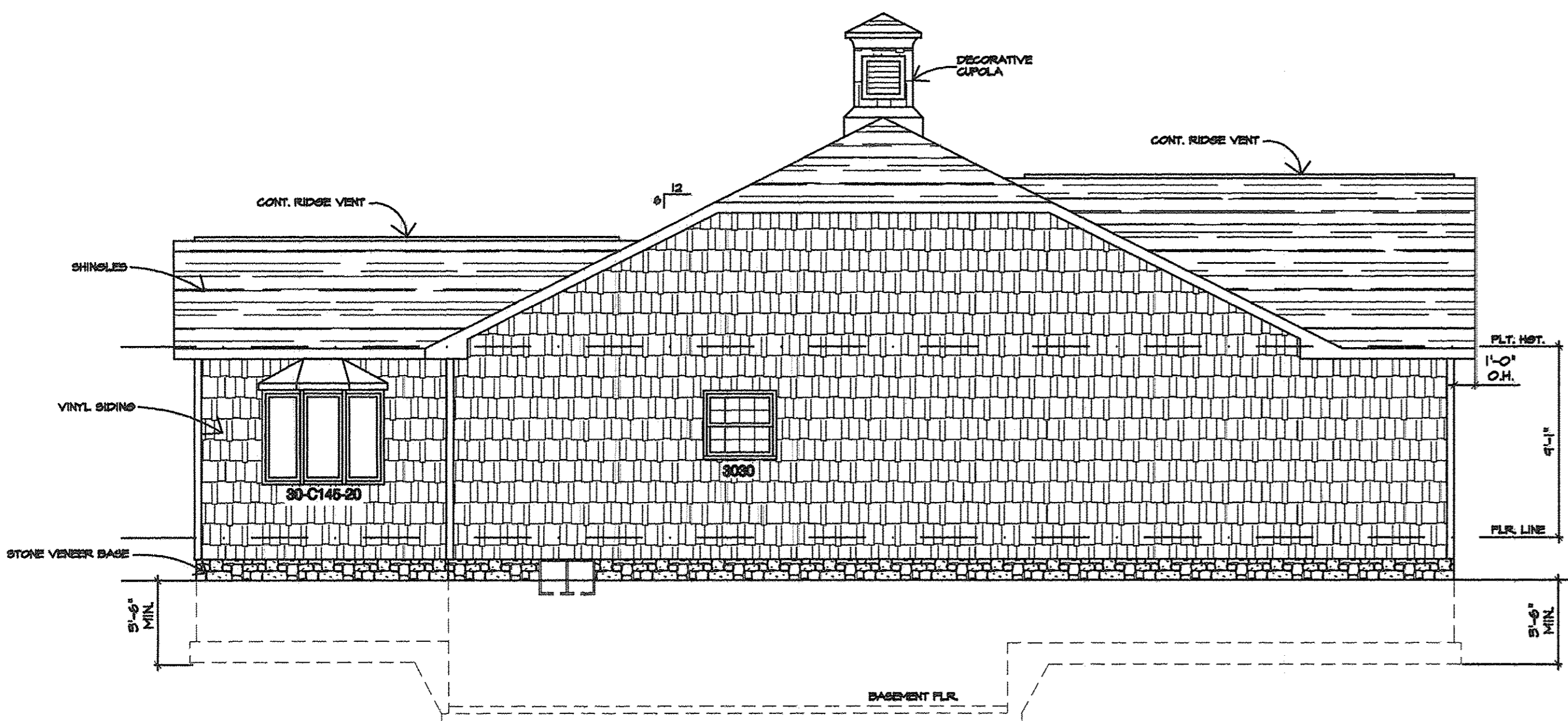
TITLE  
BUILDING 28  
**VERMILION SHORES CONDOMINIUMS II - PHASE 2**  
209/211 SCHOONER COURT  
VERMILION, OHIO



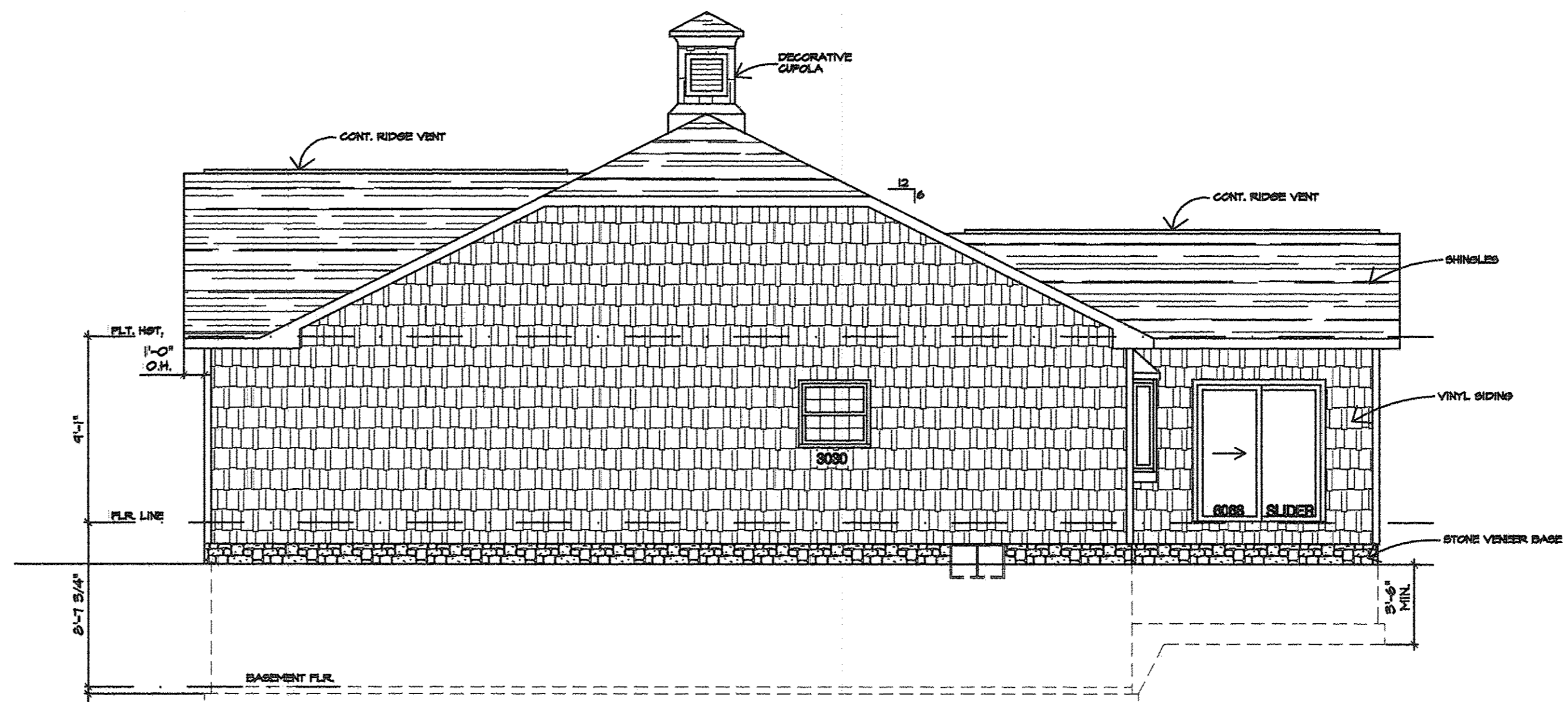
DATE 9/8/17  
PROJ. 1547  
SHEET



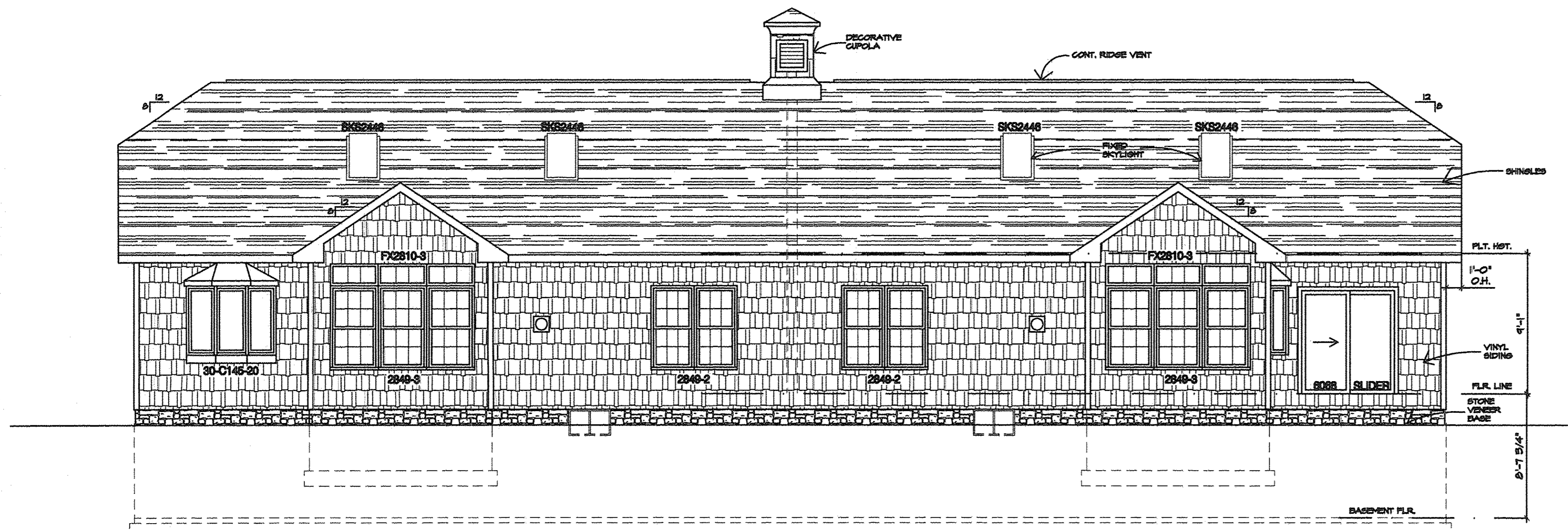
**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



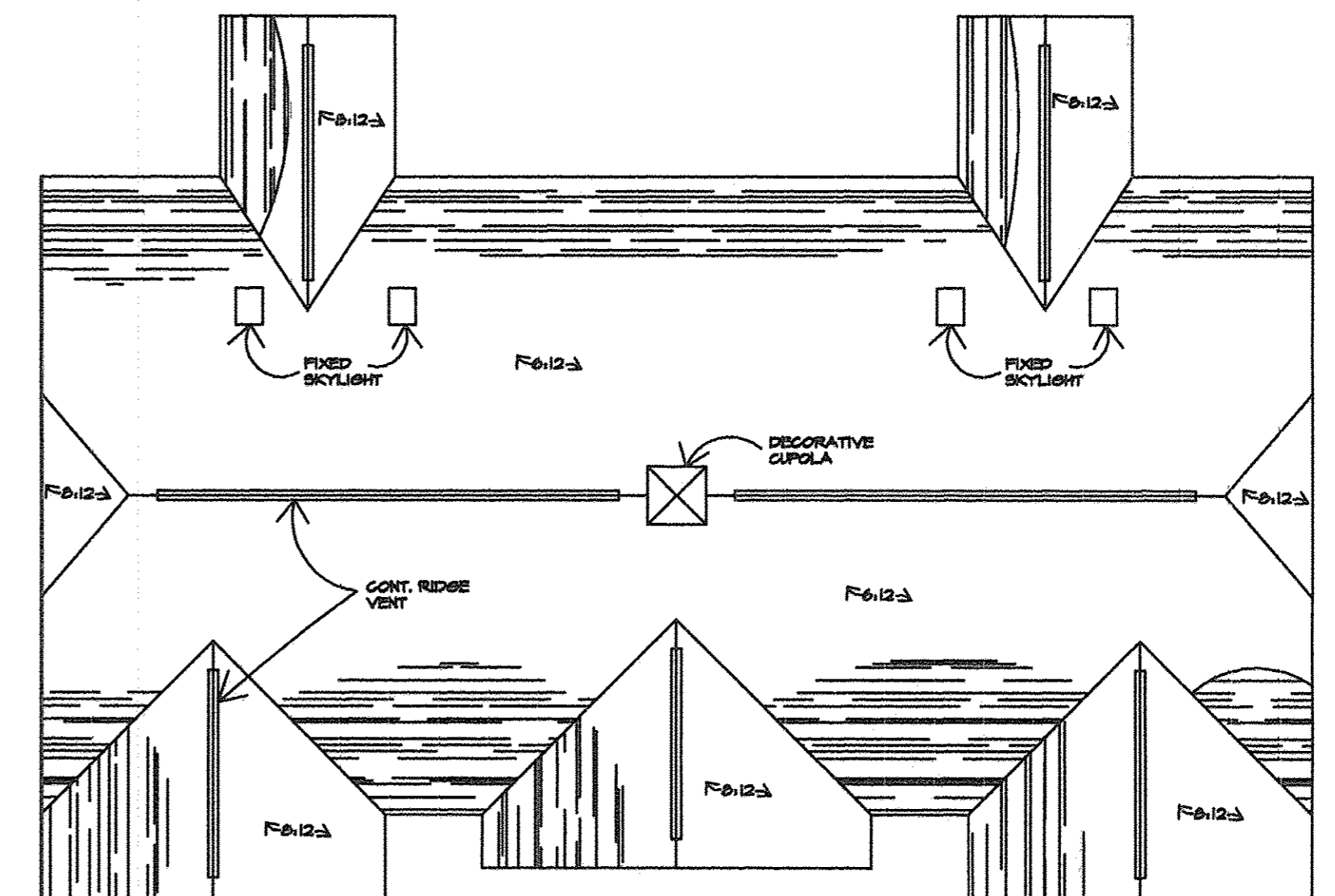
**LEFT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"



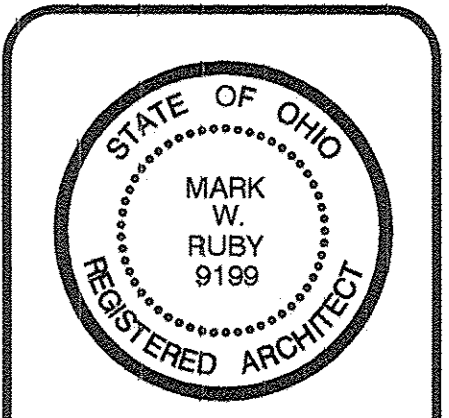
**ROOF PLAN**  
SCALE: N.T.S.

I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.  
*Mark W. Ruby*  
Mark W. Ruby, Architect #9199

REVISIONS	BY

**MARK W. RUBY**  
ARCHITECT  
199 N. LEAVITT RD SUITE 201  
AMHERST, OH. 44001  
(440) 986-2091

BUILDING 28  
**VERMILION SHORES CONDOMINIUMS II - PHASE 2**  
209/211 SCHOONER COURT  
VERMILION, OHIO



DATE 9/8/17  
PROJ. 1547  
SHEET